APARTBALEAR
Real Estate Agent Group



Property: C2219FH

Wunderschönes Garten Apartment in Luxus Anlage ”Gran Folies”

Ground floor, Port d’Andratx

625.000,00 €

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Data overview

PropNo	C2219FH
Type of property	Apartment
Kind of property	Ground floor
Type of use	Residential
Type of commercialization	Purchase
Floor	Ground floor
Postcode	07157
City	Port d'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Constructed area	approx. 94 sqm
Living area	approx. 75 sqm
constructed area	approx. 94 sqm
Number of bedrooms	1
Number of bathrooms	1
Number of rooms	2
Balcony/terrace area	approx. 27 sqm
Garden area	approx. 39 sqm
Total area	approx. 128 sqm
Name of the community	Gran Folies
Year of construction	2004
Number of buildings	21
Number of floors	4
Number of residential units	125
Elevator	Lift
Type of parking space	Underground parking
Swimmingpool	Yes
Swimmingpool (indoor)	Yes
Whirlpool / Jaccuzi	Yes
Gym / Fitnessbreich	Yes

Trockensauna	Yes
Dampfsauna	Yes
Concierge Service	Yes
Security Service	24h Security
Kitchen	Fitted kitchen
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump
Floor	Marble
Window	Double glazing, aluminium
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	Southeast
private garden	Yes
Parking spaces	1 Underground parking space
Year of construction	2004
Condition	Well maintained
Purchase price	625.000,00 €

Highlights

Spacious garden apartment, large living/dining room, kitchen, fully fitted kitchen (Poggenpohl) with Küppersbusch built-in appliances, utility room, 1 bedroom, 1 bathroom en suite, underfloor heating throughout (heat pump), central air conditioning hot/cold, fireplace, double-glazed windows (aluminum), shutters (aluminum), marble Antiguar floors, elevator, 1 underground parking space, two fantastic outdoor pool areas, wellness area (heated indoor pool, sauna area, whirlpool, gym), concierge service, security service and much more....

Modernization measures in 2024: new shower, new light switches, new fresh wall paint

Description

The garden apartment offers a generous living/dining room, kitchen, utility room and a bedroom with bathroom en suite on a constructed area of approx. 94m^2 (approx. 75m^2 constructed living space). Both the living room and the bedroom provide access to the approx. 27 m^2 partially covered terrace and the approx. 39 m^2 private garden area.

The apartment has its own underground parking space, which is easily accessible by elevator.

In addition to two beautifully landscaped pool areas, which also have sea views, the residence offers a unique clubhouse with a fully equipped wellness area with heated indoor pool, whirlpool, dry sauna, steam sauna and fitness room. The clubhouse also offers a business center, concierge service and a bar area with seating. There is also a 24-hour security service. The entire complex is very well maintained and offers beautiful gardens with subtropical plants.

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Energy certificate: E

The following additional purchase costs are not included in the price:
Land transfer tax, costs for notary and land registry, costs for gestoría/tax office/lawyer

Location

Puerto de Andratx is located in the southwest of Mallorca and is part of the municipality of Andratx. The nearest golf course, "Golf de Andratx", is located in Camp de Mar, approx. 7 minutes away. The nearest large sandy beach is also located here. The island's capital Palma can be reached via the highway in approx. 25 minutes. The harbor town of Port Andratx can be reached in a few minutes The natural harbor Puerto de Andratx with the sailing club "Club de Vela" is considered the most beautiful marina in Mallorca and offers a variety of restaurants, bars, cafés, boutiques and supermarkets that are open all year round. The former fishing village has remained an active fishing port to this day and has been spared from mass tourism due to the lack of large hotels.

Other data

This apartment is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at info@holzmueller-mallorca.com or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

Images



Swimmingpool 1 (Community)



Living room



Kitchen



Living Room



Living Room



Living Room



Terrace



Terrace



Bedroom



Bathroom



Bathroom



Terrace



Terrace



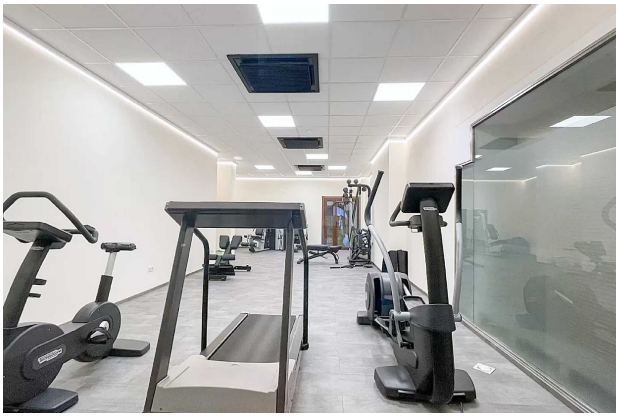
Garden (private)



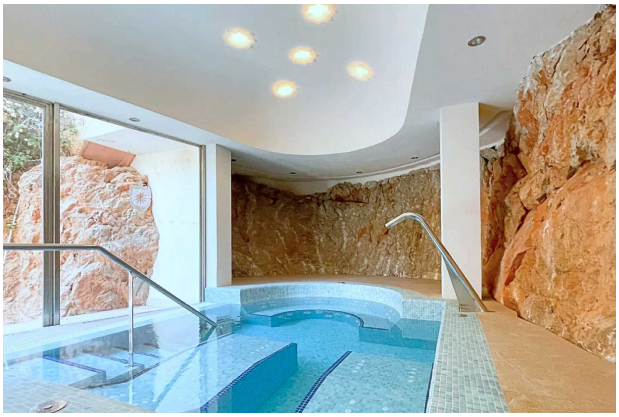
Swimmingpool 2 (Community)



SPA Area Swimmingpool (Community)



SPA Area Gym (Community)

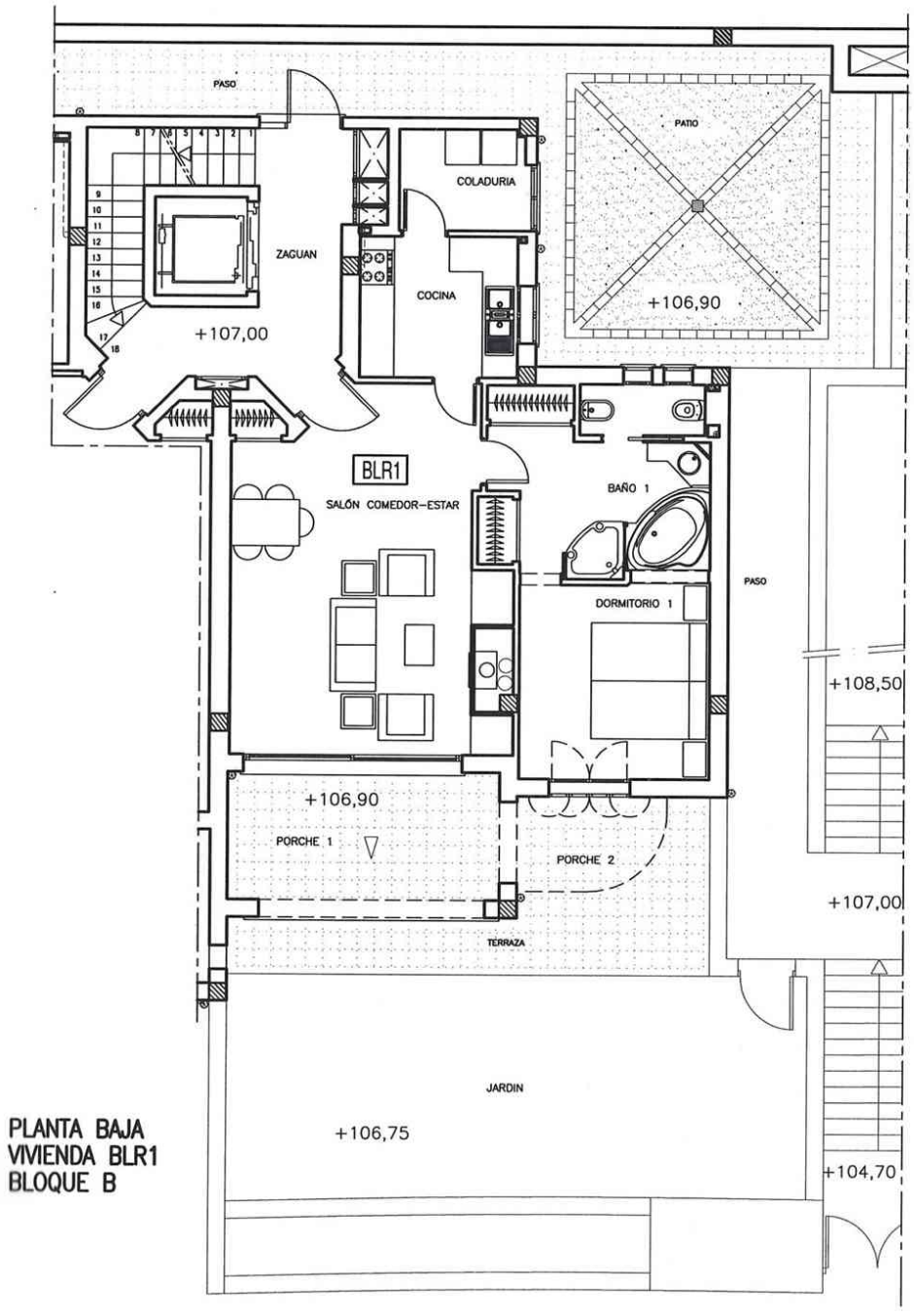


SPA Area Jacuzzi (Community)



Swimmingpool 2 (Community)

Floor Plan



Floorplan

Your contact person

Mr. Marcel Holzmüller
HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)
Camí des Comellar 7
07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: info@holzmueller-mallorca.com
Web: www.holzmueller-mallorca.com / www.luxusimmomallorca.com / www.apartbalear.com

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